

**Enfield Blight Review Committee Regular Meeting
Scitico Room – Enfield Town Hall
Thursday, March 6, 2025 4:00 PM**

A regular meeting of the Enfield Blight Review Committee was held in the Scitico Room at the Enfield Town Hall on Thursday, March 6, 2025 at 4:05 pm.

Roll Call

Present: Mayor Ken Nelson Jr – Town Council Liaison, Councilor John Santanella – Town Council Liaison, Jim Byrne, Mary Ann Turner

Also Present: Kristy Koistinen – Community Development Specialist

Absent: Jennifer Bruyette

Approval of Minutes

A motion was made by Jim Byrne, seconded by Mary Ann Turner to amend the February 6, 2025 meeting minutes to correct multiple spelling errors that include Jennifer Bruyette's name throughout the minutes and 27 Francis Avenue under New Business. **The motion was approved 4-0-0.**

Old Business

5 Cedar Street – James Byrne recused himself because CATIC is a client of his law firm.

The property owner's CATIC representative attended virtually. He advised that he had been in contact with the attorney representing the title searcher who missed the lien, through their errors and omissions insurance. The CATIC representative requested a dollar amount the Committee would be comfortable reducing the fines to. The Committee advised that since the title searcher's attorney didn't attend the meeting to discuss this request and the fact that no parties involved are taking ownership of the error since the initial September 2024 meeting, foreclosure should be recommended to allow the Town to recover the total property maintenance fines of \$167,799.

A motion was made by Mary Ann Turner, seconded by Councilor Santanella, to make a recommendation to Town Council to begin the foreclosure on the property maintenance lien at 5 Cedar Street. The motion was approved 3-0-0.

New Business

3 Pearl Street Extension – The property owner was present.

Kristy Koistinen provided a history of the property, previous violations and outstanding lien. There are numerous housing code violations that are being addressed by the Building Department while working with the State of Connecticut Division of Criminal Justice State's Attorney's Office. A 30 day letter was issued to the property owner in February that gave him 30 days to provide the Town with a plan to remediate the housing code violations. Kristy advised that the Building Department and Social Services are scheduling a meeting with the property owner within the next week to review a remediation plan. The Committee suggested that they can review this finalized plan at their April 3, 2025 meeting and then decide how to move forward.

A motion was made by Councilor Santanella seconded by Jim Byrne, to table this item until the next meeting on April 3, 2025. The motion was approved 4-0-0.

Discussion Items

Property Updates – There was no discussion on property updates.

Adjournment

Jim Byrne made a motion, seconded by Mary Ann Turner, to adjourn at 5:42 pm. **The motion was approved 4-0-0.**

Respectfully Submitted,
Kristy Koistinen
Office of Economic & Community Development